



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, AUGUST 2, 2022**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:  
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advance request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found on <https://ClarkCountyNV.gov> by clicking "Top Services" and selecting "Meetings & Agendas". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

**MEETING PROTOCOL:**

**ITEMS 4 – 12 are routine items for possible action.**

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

**ITEMS 13 – 22 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 19 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 09/07/22 at 9:00 a.m., unless otherwise announced.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 09/07/22 Board of County Commissioners' meeting at 9:00 a.m. in these chambers. Notice of appeals can be found on our website in the Notice of Final Action for this meeting (address above), at the Clark County Government Center, Current Planning Division or by calling (702) 455-4314.

If you wish to speak to the Planning Commission about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the beginning and end of this agenda. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Planning Commission has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose a 3 minute time limit for speaking on an item. If you wish to comment on an agenda item via email, you may send an email to [zoningmeeting@clarkcountynv.gov](mailto:zoningmeeting@clarkcountynv.gov). Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.



## ***OPENING CEREMONIES***

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

### **ROUTINE ACTION ITEMS (4 - 12):**

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

4. TM-22-500124-BELTWAY BUSINESS PARK LLC & SWITCH COMM GROUP LLC-LEASE:  
TENTATIVE MAP consisting of 1 commercial lot on approximately 48.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Badura Avenue and Decatur Boulevard within Enterprise. MN/sd/ja (For possible action)
5. UC-22-0337-GATEWAY BUSINESS CENTER, LLC:  
USE PERMIT to allow a health club within an office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Designed Manufacturing) (AE-70 & AE-65) Zone. Generally located on the east side of Pecos Road, approximately 400 feet north of Sunset Road within Paradise. JG/nr/syp (For possible action)
6. UC-22-0341-USA:  
USE PERMITS for the following: 1) a communication tower; and 2) alternative screening.  
DESIGN REVIEW for a 140 foot high communication tower on a portion of 44.4 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of I-15 and the west side of Las Vegas Boulevard South, approximately 3.5 miles north of SR 161 within Jean. MN/nr/syp (For possible action)
7. UC-22-0346-CHINA TOWN RETAIL, LLC:  
USE PERMITS for the following: 1) retail sales; and 2) restaurant within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone within the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/sd/syp (For possible action)
8. UC-22-0356-BERMUDA ROAD PROPERTIES, LLC:  
USE PERMIT to allow a daycare facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate parking lot landscaping.  
DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/jor/tk (For possible action)

9. UC-22-0357-SOUTHWEST MARKETPLACE STATION LLC:  
USE PERMIT to reduce the setback for an existing communication tower to a residential development. DESIGN REVIEWS for the following: 1) increase height of an existing communication tower; and 2) modifications to an existing communication tower and associated equipment within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Windmill Lane within Enterprise. MN/md/tk (For possible action)
10. UC-22-0360-BRE/HC LAS VEGAS PPTY HOLDING:  
USE PERMIT for vehicle rental in conjunction with a commercial building on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. JG/md/tk (For possible action)
11. WS-22-0323-HORTON, TONIA & MARK L.:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Warbonnet Way and Cougar Avenue within Enterprise. JJ/jor/syp (For possible action)
12. WS-22-0340-MOSHTAGHI SHAHROKH:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/jvm/syp (For possible action)

**NON-ROUTINE ACTION ITEMS (13 - 22):**

These items will be considered separately. Items 19 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 09/07/22 at 9:00 a.m., unless otherwise announced.

13. DR-22-0383-CHIPOTLE MEXICAN GRILL INC:  
DESIGN REVIEW for a drive-thru addition in conjunction with an existing restaurant on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, approximately 200 feet south of Warm Springs Road within Enterprise. MN/hw/ja (For possible action)
14. UC-22-0312-DIAMOND WINDMILL, LLC:  
USE PERMIT to increase the maximum combined area of all manager's units.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce landscaping; and 3) alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) office complex with a non-residential design; 2) balconies and clear windows above the first story; and 3) lighting on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Windmill Lane and Gillespie Street within Enterprise. MN/jt/jo (For possible action)
15. VS-22-0348-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Nevso Drive and Harmon Avenue within Paradise (description on file). MN/nr/jo (For possible action)

16. WS-22-0347-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:  
WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping.  
DESIGN REVIEW for an office/warehouse on 2.5 acres in an M-1 (Light Manufacturing) Zone.  
Generally located 319 feet east of Cameron Street, approximately 630 feet south of Nevso Drive within Paradise. MN/nr/jo (For possible action)
17. WS-22-0191-SW CORPORATE CAMPUS OWNER LLC:  
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.  
DESIGN REVIEW for a parking lot on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Warbonnet Way, approximately 518 feet north of Sunset Road within Spring Valley. MN/nr/ja (For possible action)
18. WS-22-0342-JM LEASING, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue, 288 feet west of Miller Lane within Enterprise. JJ/lm/syp (For possible action)
19. NZC-22-0331-ROARING 20'S LLC:  
ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) combination wall height; 2) off-site improvements; and 3) street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)
20. VS-22-0332-ROARING 20'S LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue and between Dapple Gray Road (alignment) and Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)
21. TM-22-500110-ROARING 20'S LLC:  
TENTATIVE MAP consisting of 16 single family residential lots and common lots on 5.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain. RM/jvm/jo (For possible action)
22. NZC-22-0351-DANE LELAND R & MARIE:  
ZONE CHANGE to reclassify 10.1 acres from an R-A (Residential Agricultural) Zone to an R-1 (Single Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) off-site improvements; and 3) waive knuckles on interior streets.  
DESIGN REVIEW for a single family residential development. Generally located on the south side of Boulder Lane, 400 feet east of Harnedy Road within Indian Springs (description on file). RM/al/jo (For possible action)

## **PUBLIC COMMENTS**

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.